

**Chapter 19.78**  
**PLANNED UNIT DEVELOPMENT**

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**19.78.010 Scope of approval.**

This chapter in no way guarantees a property owner the right to create a planned unit development. Instead, planned unit developments shall be approved by the planning commission only if, in its judgment, the proposed planned unit development is advisable for the parcel in question and fully meets the intent and purpose and requirements of this title. All applications under this chapter shall be considered a conditional use and subject to chapter 19.84, “Conditional Uses.”

**19.78.020 Purpose.**

The purpose of the planned unit

development is to allow diversification in the relationship of various uses and structures to their sites and to permit more flexibility in the use of such sites. The application of planned unit concepts is intended to encourage good neighborhood, housing, or area design, thus ensuring substantial compliance with the intent of the district regulations and other provisions of this title related to the public health, safety and general welfare and at the same time securing the advantages of large-scale site planning for residential, commercial or industrial development, or combinations thereof.

**19.78.030 Planned unit development defined.**

“Planned unit development” means an integrated design for development of residential, commercial or industrial uses, or combination of such uses, in which one or more of the regulations, other than use regulations, of the zoning district in which the development is to be situated, is waived or varied to allow flexibility and initiative in site and building design and location in accordance with an approved plan and imposed general requirements as specified in this chapter. A planned unit development may be:

A. The development of compatible land uses arranged in such a way as to provide desirable living environments that may include private and common open spaces for recreation, circulation and/or aesthetic uses;

B. The conservation or development standards;

C. Creation of areas for multiple use that are of benefit to the neighborhood.

**19.78.040 Approval—Permit.**

Planned unit developments may be allowed by planning commission approval in any zoning district where

such is listed as a conditional use. An approved planned unit development shall consist of a final approval letter and a final approved site plan. A planned unit development permit shall not be granted unless the planned unit development meets the use limitations of the zoning district in which it is to be located and meets the density and other limitations of such district. Compliance with the regulations of this chapter in no sense excuses the developer from the applicable requirements of the subdivision ordinance, except as modifications thereof are specifically authorized in the approval of the application for the planned unit development. The permit shall be considered in two parts:

A. Preliminary approval subject to the public hearing provisions of section 19.84.040; and

B. Final approval based on construction drawings and specifications in general accord with that granted preliminary approval.

**19.78.050 Minimum area.**

No planned unit development shall have an area of less than one acre.

**19.78.060 Grading and drainage plan.**

A grading and drainage plan shall be submitted to the planning commission with the application for a planned unit development.

**19.78.070 Zoning amendment required when.**

A planned unit development which will contain uses not permitted in the zoning district in which it is to be located will require a change of zoning district and shall be accompanied by an application for a zoning amendment, except that any residential use shall be

considered a permitted use in a planned unit development which allows residential uses and shall be governed by design and other requirements of the planned unit development permit; provided, further, that in single-family zones, only single-family dwellings may be allowed in the planned unit development. Hotels, motels, lodges, short term rentals, mobile home parks, etc., shall not be considered residential uses for the purposes of this chapter.

**19.78.080 Development ownership.**

The development shall be in single, partnership, or corporate ownership, or under option to purchase by an individual or a corporate entity at the time of application, or the application shall be filed jointly by all owners of the property.

**19.78.090 Effect on adjacent properties.**

The planning commission shall require such arrangement of structures and open spaces within the site development plan, as necessary, to assure that adjacent properties will not be adversely affected.

A. Height and intensity of buildings and uses shall be arranged, around the boundaries of the planned unit development, to be compatible with existing adjacent developments or zones. However, unless conditions of the site so warrant, buildings located on the periphery of the development shall be limited to a maximum height of two stories.

B. Lot area, lot width, yard and coverage regulations shall be determined by approval of the site plan.

C. Density of dwelling units per acre shall be the same as allowed in the zone in which the planned unit development is located.

**19.78.100 Preservation of open space.**

Preservation, maintenance and ownership of required open spaces within the development shall be accomplished by:

A. Dedication of the land as a public park or parkway system ;

B. Granting to the city or its designee a permanent open space easement on or over the private open spaces to guarantee that the open space remain perpetually in recreational use with ownership and maintenance being the responsibility of the owner or an owner's association established with articles of association and bylaws which are satisfactory to the city; or

C. Compliance with the provisions of the Condominium Ownership Act (*Utah Code Ann. §57-8-101, et seq.*), as amended, which provides for the payment of common expenses for the upkeep of the common areas and facilities.

**19.78.110 Landscaping, fencing and screening requirements.**

Landscaping, fencing and screening related to the uses within the site and as a means of integrating the proposed development into its surroundings shall be planned and presented to the planning commission for approval, together with other required plans for the development.

**19.78.120 Signs and floodlighting.**

The size, location, design and nature of signs, if any, and the intensity and direction of area floodlighting shall be detailed in the application.

**19.78.130 Site plan requirements.**

The applicant shall submit a site plan for the total area within the proposed planned unit development. If the planned

unit development is to be developed on a phase basis, each phase shall be of such size, composition and arrangement that its construction, marketing and operation is feasible as a unit independent of any subsequent phases. The site plan shall show, where pertinent:

A. The use or uses, dimensions, sketch elevations and locations of proposed structures;

B. Dimensions and locations of areas to be reserved and developed for vehicular and pedestrian circulation, parking, public uses such as schools and playgrounds, landscaping, and other open spaces;

C. Architectural drawings and sketches outlining the general design and character of the proposed uses and the physical relationships of the uses; and

D. Such other pertinent information including, but not limited to, residential density, coverage and open space characteristics shall be included as may be necessary to make a determination that the contemplated arrangement of buildings and uses makes it desirable to apply regulations and requirements differing from those ordinarily applicable under this chapter.

**19.78.140 Fees.**

See title 3 for the planned unit development and subdivision fees.

**19.78.150 Construction limitations.**

A. Upon approval of a planned unit development, construction shall proceed only in accordance with the plans and specifications approved by the planning commission and in conformity with any conditions attached by the commission to its approval.

B. Amendments to approved plans and specifications for a planned unit development shall be approved by the

planning commission and shown on the approved plans.

C. The city's building official or any other city department shall not issue any permit for any proposed building, structure, activity or use within the project unless such building, structure, activity or use is in accordance with the approved development plan and any conditions imposed in conjunction with its approval.

D. The director shall issue a certificate of occupancy for any building or structure upon its completion in accordance with the approved development plan.

commission be so rigidly exercised that individual initiative be stifled and substantial additional expense incurred; rather, it is the intent of this section that the control exercised be the minimum necessary to achieve the purpose of this chapter.

C. The planning commission may approve or disapprove an application for a planned unit development. In approving an application the commission may attach such conditions as it may deem necessary to secure compliance with the purposes set forth in this title. The action of the planning commission may be appealed to the board of adjustment.

#### **19.78.160 Plan review at public meeting.**

Preliminary development plans, including site plan, (buildings, open space, parking, landscaping, pedestrian and traffic circulation) building elevations and general drainage and utility layout with topography shall be submitted for the purpose of staff analysis and planning commission review at a regularly scheduled meeting.

#### **19.78.170 Scope of planning commission action.**

In carrying out the intent of this chapter, the planning commission shall consider the following principles:

A. It is the intent of this chapter that site and building plans for a planned unit development shall be prepared by a designer or team of designers having professional competence in urban planning as proposed in the application. The planning commission shall require the applicant to engage such a qualified designer or design team.

B. It is not the intent of this chapter that control of the design of a planned unit development by the planning